

ADDENDUM NUMBER 1

SHERMAN PARK
BOYS AND GIRLS CLUB
HVAC RENOVATION
Site #791, Bldg. #2145
3000 North Sherman Boulevard
Milwaukee, WI 53210

Project Number: P255-15605

Notice Number: 7082

Date of Addendum: March 11, 2016

This Addendum to the Contract Documents is issued to modify, explain or correct the original documents, dated January 20, 2016, and is hereby made part of the Contract Documents. Acknowledge receipt of this Addendum in the space provided on the Bid Form, or bid may be rejected.

BIDDING, CONTRACT DOCUMENTS AND DRAWINGS

CONTRACTOR QUESTIONS

1. Alternate Bid 'B' is a deduct to not provide the return air ductwork as indicated. Included in the base bid is the demolition of numerous transfer ducts & grilles throughout areas that the new return ductwork serves. Are these transfer ducts & grilles to remain as part of alternate 'B'?

RESPONSE: Alternate Bid 'B' has been removed as part of this Addendum 1.

2. Bid form 00400-2, "Provide Additional Informational Unit Pricing no. 1, Encapsulation of damaged duct liner. There doesn't appear to be a specification section that addresses the manufacturer, products or a procedure for encapsulation. Please forward. Our preliminary conversations with the duct cleaning sub indicated that they do not perform this work.

RESPONSE: Duct encapsulation specifications will be added to section 23 31 13. Refer to sub sections 2.5 & 3.9 in revised specification section issued with this Addendum 1.

3. Insulation specification 23 07 13-4, 3.4,A, Insulation Schedule. "Interior exposed OA & Plenums are listed twice with two different insulation thicknesses. Please clarify which is correct.

RESPONSE: Provide 2" thick glass fiber board.

4. HVAC Valves specification 23 05 23 does not list Butterfly Valves, only ball valves and gate valves. Can Butterfly Valves be used for heating water 2-1/2" and larger?

RESPONSE: Butterfly valves were omitted from the specifications per Milwaukee County's directive. Butterfly valves will not be allowed.

5. Alternate Bid 'A' is a deduct to not clean the existing ductwork. Verify that the "new ductwork" is not included in this and will still need to be professionally cleaned as part of the base bid.

RESPONSE: All new ductwork installed is to be professionally cleaned as part of the base bid. Also, Alternate Bid 'A' has been removed as part of this Addendum 1.

6. Reference drawing M1.0, Keynote #8, Is there a specification for the lint trap and booster exhaust fan? Or are selections from a Grainger catalog acceptable?

RESPONSE: Provide dryer exhaust fan and associated manufacturer's lint trap as indicated in the "Exhaust Fan" schedule on sheet M0.1.

7. Reference drawing M1.1, Keynote #9 appears to be misplaced on the drawing, positioned next to new fan EF-12. Is keynote #9 not applicable anywhere?

RESPONSE: Keynote is not applicable. Omit keynote #9.

8. Reference drawing M1.2, Keynotes #3 & #13 although listed do not appear on the drawing. Please indicate where keynote #3 & #13 should be located on M1.2.

RESPONSE: Keynote #3 is not applicable. Omit keynote #3. Keynote #13 shall be located at all ductwork penetrations in Storage Rooms 202 & 219.

9. M0.1, "DEMOLITION NOTES" item #5 instructs the bidder to "provide unit cost with bid to add any isolation valves to existing equipment without valves". The bid form does not contain a line item for this though.

RESPONSE: Provide unit cost to install new isolation valves. Bid form will be revised to include unit costs.

10. Specification Section 23 73 21 Modular Indoor Central-Station Air Handling Units lists only two acceptable manufacturers – Aaon and Carrier, one of which does not manufacturer. Can Johnson Controls / YORK be listed as an acceptable manufacturer provided all specification and performance criteria can be met?

RESPONSE: The manufacturers noted have been listed to compliment the digital scroll condensing units specified in section 23 62 00.

11. Please confirm whether new AHUs shall be provided with unit mounted VFDs and disconnect switches, or the VFDs/Disconnects are to be field installed by the E.C.

RESPONSE: Drawings indicate unit mounted VFDs and disconnects.

12. Please confirm whether the AHU Fan motors shall be provided with motor shaft grounding rings.

RESPONSE: AHU fan motors shall be provided with motor shaft grounding rings.

13. Specification Section 23 62 00 Packaged Air-Cooled Condensing Units lists only two acceptable manufacturers – Aaon and Carrier. Can Johnson Controls / YORK be listed as an acceptable manufacturer provided that manufacturer provides a Rawal or APR type refrigerant control valve for capacity control on the lead compressor? This accomplishes the same capacity control as a digital scroll compressor and has a mount lower replacement cost should a compressor fail outside of the warranty period. EER is 11.1 for ACCU-1, 11.1 for ACCU-2 and 10.8 for ACCU-3. All other specification items are met.

RESPONSE: The digital scroll compressor technology was the desired capacity unloading approach decided during the design phase. Alternate capacity control approaches are not being considered at this time.

14. Please confirm that short circuit current rating (SCCR) of the unit mounted disconnect switches on the ACCUs. Is there any cost savings to the project in the ACCU equipment is furnished with an integral circuit breaker?

RESPONSE: Provide unit mounted disconnect switches on the ACCUs.

15. Normal work hours are 7am – 3:30pm?

RESPONSE: 7 AM – 5 PM

16. After hours work permitted?

RESPONSE: Permitted but needs to be scheduled with owner.

17. Weekend work permitted?

RESPONSE: *Permitted but needs to be scheduled with owner.*

Is temporary heat required?

RESPONSE: *It is expected that the new boilers, pumps and air handlers will be in place and operational before the start of the heating season.*

18. Will there be a secure lay down area provide inside or outside for equipment?

RESPONSE: *Mechanical equipment rooms on first floor.*

19. Who will be responsible for smoke duct fire alarm integration with existing system?

RESPONSE: *The prime contractor is responsible for contracting a qualified company with experience in fire alarm systems to provide the complete installation of the smoke duct detectors indicated on sheet E1.2. Owner current fire alarm system is Simplex and it is serviced by Simplex- Grunau.*

BIDDING DOCUMENTS

CHANGE Bid Due Date to March 23, 2016 at 2:00 P.M.

ADD Pre- design Test and Balance report issued as a part of this Addendum 1.

ADD NOTE: Building will be unoccupied for 8 weeks beginning August 26, 2016.

REMOVE Alternate Bid 'A' from bid form.

REMOVE Alternate Bid 'B' from bid form.

ADD Informational Unit Pricing item number 8 to add any isolation valves to existing equipment without valves.

SPECIFICATIONS

23 07 13 – REVISE section 3.4 Schedule to remove 1.5" insulation for Interior Exposed Supply & Outdoor Air Ducts and Plenums.

23 09 13 – REVISE section 2.2 Manufacturers to include: Johnson Controls Incorporated (BACnet) and T.A.C. (BACnet).

23 09 23 – REVISE section 2.2 Manufacturers to include: Johnson Controls Incorporated (BACnet) and T.A.C. (BACnet).

23 25 13 – REVISE section 2.4 Filtration Equipment to include: Puroflux.

23 31 13 – ADD sections 2.5 and 3.9 to specifications.

23 52 34 – REVISE section 2.1 Manufacturers to include: Camus Hydronics Ltd.

23 52 33 – REVISE section 2.1 Manufacturers to include: Camus Hydronics Ltd.

DRAWINGS

ADD the following Structural Drawing Sheets issued as a part of this Addendum 1.

S1.0 First Floor Plan

S1.1 Second Floor Plan

S1.2 Roof Plan

S1.3 Enlarged New Work Plans

S1.4 Details

M0.1 – REVISE boiler pumps B-1, B-2 and B-3 model to e-80.

M1.1 – REVISE to change keynote #9 next to EF-12 to keynote #3. Keynote #9 is no longer applicable and revised to "Not Used".

M1.2 - Keynote #3 is no longer applicable and revised to "Not Used". Add keynote #13 to all ductwork penetrating storage room walls.

The Report and Drawings attachment can be viewed and downloaded from Milwaukee County Website as follows:

<http://county.milwaukee.gov/ConstructionBidsandR23075/Sherman-Park-Boys-and-Girls-Club-HVAC-Renovation.htm>

End of Addendum No. 1